

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	37430	Agenda Number	69.
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Meeting Date:	11/6/2014	Department:	Planning and Development Review
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Subject

Set a public hearing to consider an ordinance amending City Code Title 25 to change regulations for secondary dwellings. (Suggested date and time: December 11, 2014, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX).

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	June 12, 2014 - Council approved Resolution No. 20140612-062 initiating amendments to Title 25 of the City Code to reduce regulatory barriers to the development of accessory dwelling units less than 500 square feet in size.
For More Information:	Ming Chu, 512-974-6413
Boards and Commission Action:	November 25, 2014 – To be reviewed by the Planning Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

In June 2014, City Council Resolution No. 20140612-062 initiated amendments to Title 25 of the City Code to reduce regulatory barriers to the development of accessory dwelling units (ADUs) less than 500 square feet in size and located on a lot containing at least one owner occupied structure, whether principal or accessory, with the ordinance possibly applied citywide or as an infill option. The resolution also recommended possibly eliminating parking and driveway requirements, and directed staff to convene a stakeholder process to develop additional recommendations for ADUs of any size, including but not limited to code amendments that:

- a. reduce minimum lot size;
- b. reduce building separation requirements;
- c. increase maximum gross floor area for 2nd story ADUs;

- d. create design standards for ADUs; and,
- e. allow a legally non-complying structure to add an ADU, if located on a lot with sufficient area.

The resolution further directed staff to take into account the effect of similar ordinances in peer cities on the supply of housing, particularly affordable housing, and on the character of single-family neighborhoods.